



# 2012

## Goward Playground



CPA Application

Town of Acton

11/20/2012

## PROJECT APPLICATION FORM – 2012

---

**Applicant: Town of Acton**

**Submission Date: 11/20/2012**

**Applicant's Address, Phone Number and Email**

**Purpose: (Please select all that apply)**

**Steve Ledoux, Town Manager**

**472 Main Street**

**Acton, MA 01720**

**[sledoux@acton-ma.gov](mailto:sledoux@acton-ma.gov)**

☐ Open Space

☐ Community Housing

☐ Historic Preservation

☒ Recreation

**Town Committee (if applicable): Recreation Commission**

**Project Name: Goward Playground**

**Project Location/Address: Goward Playground, 486 Main St., Acton, MA**

**Amount Requested: \$30,000 (Total project estimate \$230,000)**

### **Project Summary:**

The Town of Acton seeks \$30,000 toward a fully accessible playground behind the Acton Memorial Library, at the current site of the Goward Playground. The funds will be utilized to purchase key toddler equipment components manufactured by Kompan, Inc. and to install them. These play elements replicate the existing playground's train and attached wagon, playhouse, spring seesaw, and two spring riders, which are well-loved features that playground users requested. This grant request will cover 13% of the full cost of the project, which will include additional updated and exciting equipment designed for use by 2- to 5-year-olds and 5- to 12-year-olds. The Town of Acton approved \$150,000 in capital funds at April 2012 Town Meeting. A group of concerned citizens, "Friends of the Playground," have committed to raising the balance of the funds through cash and in-kind donations and their contribution to date is nearly \$38,000. The Friends have worked tirelessly and tapped local resources using creative fundraising methods. They have a final goal that they are striving to reach: \$50,000.

The playground site is in the heart of Acton, surrounded by many of our most historic buildings. It is also adjacent to Acton's Town Hall and the Acton Memorial Library, which has roughly 230,000 visitors passing through the doors each year. The location makes it geographically accessible to all of the members of our community. The creation of a new playground is essential because the existing structure, besides being run down and in dire need of replacement, lacks full physical accessibility. In keeping with the town's recreation goals and expressed desires of many town residents, a centrally-located, fully accessible playground is greatly needed and desired.

**Estimated Date for Commencement of Project: May 2013**

**Estimated Date for Completion of Project: June 2013**

<P:\CPC Applications 2012 and FOLF Project\CPC Applications and other OLDER IMPORTANT FILES\CPC\Goward PROJECT APPLICATION FORM.doc>

## **Narrative:**

The current Goward Playground equipment is outdated and in need of replacement. In 2009, the original manufacturer estimated that its remaining lifespan was to expire in 2011. Moreover, the equipment and terrain are hazardous and/or inaccessible to physically disabled children. Currently, nearby children who need wheelchair accessibility to fully enjoy a playground must travel 30 minutes or more to do so, and this is simply not acceptable. The creation of a new playground will address this important need.

The Town of Acton has a strong history of community involvement and we have drawn on our existing network extensively as we work to complete this playground. The condition of the playground is of great concern to families in the Acton community. As a result, a group of private individuals formed a fundraising team called Friends of the Playground. This group, which has an affiliation with the Acton Family Network, has enabled communication with a large number of Acton families for input as well as for fundraising efforts. The Recreation Department has similar connections with the town's local neighborhood groups, providing even further assurance that Acton's citizens are informed and excited about the project, that they had opportunity to provide input into the planning stages, and were able to contribute financially to the effort. For the purposes of this project, those relationships were further formalized through surveys and ongoing communication with organization leaders.

As a first step in their efforts, Friends of the Playground created and administered a survey through the online site, Survey Monkey. The survey was available to residents since August 2011 and 160 individuals completed it.

## **Survey result highlights**

- Target age level: Most respondents would like the playground to cater to children age 5 to 12 (57%); about one third (38%) preferred ages two to five.
- Usage: 61% of respondents would be likely to use the playground at least once per week.
- Donations: About 66% of respondents would be likely to give money to a playground fund, though most of these (58%) say their donation would probably not exceed \$100.
- Family Structure: Almost all of the respondents have children living at home, and most of these children are "playground age": Sixty-three percent have at least one child under the age of six and 58% have at least one child aged 6 to 11 years.
- Desired Features: Respondents had a range of ideas and suggestions for the playground, many relating to safety and preferred equipment.
  - Safety was the top priority for 87% of survey respondents, perhaps reflecting a recognition that the deterioration of the current equipment affects its safety.
  - Two thirds (63%) said that more swings were a high priority.
  - Slightly more than half (52%) would like to have segregated play areas for

younger and older children.

- Many respondents (43%) said additional seating was a high priority.
- Additional suggestions included: Sandbox; climbing web; rock wall; picnic tables, zipline, sidewalk track for tricycles and bicycles; and keeping or replacing the train, which is a much-loved feature of the current playground.
- Respondents also had recommendations related to safety: A fenced-in area for toddlers; visibility from the seating area; shade; environmentally friendly materials; poison ivy control; soft surface; splinter-free materials.

The proposed design of the new playground has been guided by the survey results. The top three priorities are safety, more swings and segregated play. The most requested features are more swings, sandbox, climbing web, rock wall, train and more benches and picnic tables.

Kicking off their fundraising campaign in Fall 2011, the Friends of the Playground have worked tirelessly to do outreach within the community by sponsoring events, mailings to businesses and are offering unique donation vehicles, such as “buy-a-brick” and sponsoring a bench. They erected a fundraising thermometer at the playground and have maintained a website, [www.friendsoftheplayground.org](http://www.friendsoftheplayground.org). To date, nearly 200 contributions totaling \$38,000 have been received, accepted as gifts by the Town of Acton Board of Selectmen and deposited into a Town of Acton Playground gift account, to be used exclusively for supporting Goward Playground. Each and every identified donor has received a thank you and acknowledgement for tax purposes. Business contributions have been received by Acton Family Network, Steve Steinberg, Middlesex Savings Bank, Cambridge Savings Bank, Enterprise Bank, TD Bank, Dunkin Donuts, Acton Teamworks, Donelan’s Supermarket, Salerno’s Restaurant, Acton Monument Company, Acton Medical Associates, Bursaw Gas & Oil, DeVita Chiropractic Office, AAA of Acton, Acton Jazzercise Fitness, Not Your Average Joe’s, Gymnastics Academy of Boston, Learning Express, and Boyd Financial Strategies.

The Friends set a challenging fundraising goal of \$100,000 and have since reset their intended goal to \$50,000. After analyzing needs and costs for the playground, the Friends of the Playground and the Recreation Commission have determined that a \$30,000 request for funding from CPA will allow the Friends and the Recreation Commission to create a playground that fulfills the commitment that the Friends of the Playground have made to the community.

**Cost of Playground Equipment:**

Equipment quotes from J.P. LaRue will be prepared for the playground project. We are awaiting final design plans and estimates for playground costs, which reflect state contract pricing for equipment, and is not to exceed \$230,000.

**Kompan Quotation:**

The 2012 cost estimate for toddler equipment to be funded by this grant includes the following:

Train M525P Engine	\$9,895
Train Goods Wagon M52725P	\$6,069
Spring Seesaw M141	\$1,869
House M7000P red	\$4,950
Sand Pit M512	\$850
Spring Rider Scrambler M130P	\$764
Spring Rider Daisy M128P	\$764
Shipping/Installation	\$550/\$4,000
<b>Total</b>	<b>\$29,711</b>

**Project Scope:**

Purchase Big Toys and Elephant Play equipment	\$96,827.75
Contingency 5% Equipment (2013 increases)	\$ 5,925.90
Site Preparation, materials	\$10,000.00
Donated J. Redmond excavation labor	\$ 0
Public Bid for playground equipment installation	
Install playground equipment, estimated 40% of 2013 costs	\$49,777.56
Install engineered wood fiber safety surfacing, materials	\$ 9,556.89
Donated Friends of the Playground labor	\$ 0
Install brick and asphalt walkways	\$10,000.00
Purchase and install Kompan equipment	\$25,711.00
Install landscaping, signage	\$10,000.00
<b>TOTAL</b>	<b>\$217,799.10</b>

**Cost Estimate:**

Kompan	Equipment	\$25,161.00
	Shipping	\$ 550.00
Big Toys	Equipment	\$53,128.75
	Shipping	\$ 5,019.00
Elephant Play	Equipment	\$37,405.00
	Shipping	\$ 1,275.00
Contingency 5% Equipment (2013 increases)		\$ 5,925.90
Installation @ 40% of Equipment Total \$123,954.65		\$49,777.56
Engineered Wood Fiber Surfacing		\$ 9,556.89
Site Prep, Landscaping, Misc.		\$30,000.00
<b>TOTAL</b>		<b>\$217,799.10</b>

**Funding Sources:**

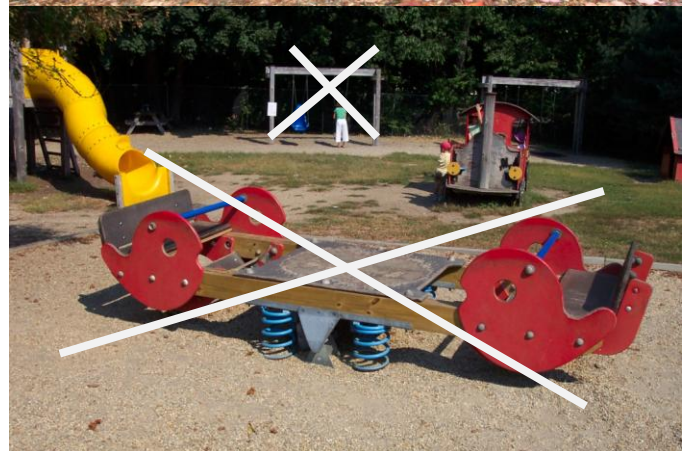
CPA Grant	\$30,000
Town 2012 capital appropriation	\$150,000
Private donations, Friends of the Playground (\$50,000 goal)	\$38,000
Donated Labor, excavation (J. Redmond Corp)	100 man hours
Donated Labor, surfacing installation (Friends of the Playground)	50 man hours
<b>Total</b>	<b>\$218,000</b>

Attachments:

• Goward Playground Equipment Photos	Page 8-9
• Playground Site Plan	Page 10
• Playground Quotes: Big Toys, Elephant Play, Surfacing	Page 10-12
• Deed	Page 13-15
• GIS Map	Page 16
• Flood Plain Map	Page 17
• Field Card	Page 18
• Town Atlas Map	Page 19
• Table of Standard Dimensional Regulations	Page 20
• Table of Principal Uses	Page 21

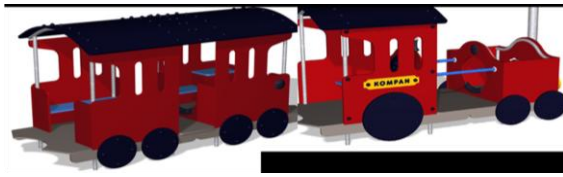


**Currently:**

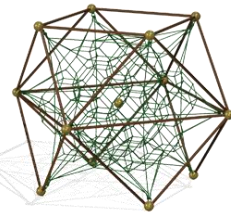


Failed playground apparatus removed 2012  
Entire playground is scheduled for removal





## Future Playground:



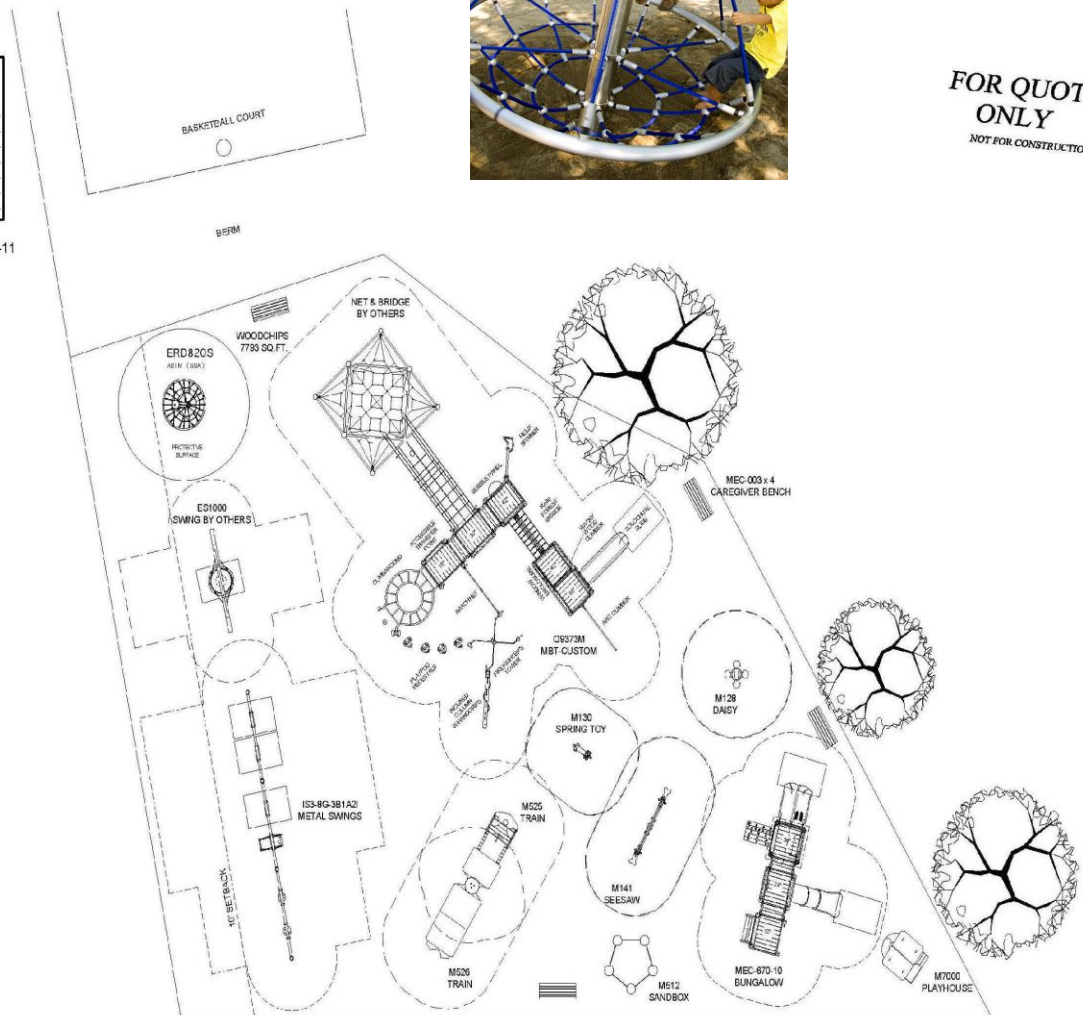
**FOR QUOTING  
ONLY**  
NOT FOR CONSTRUCTION

**BigToys**

A PLAYCORE COMPANY

Client: GOWARD PARK  
SITE  
Date: 11/19/12 Project #: SITE 111912  
Representative: JPL  
Model: As Noted  
PS: Jennifer Meikle  
Scale: No Scale - Fit to Page

Layout is in accordance with ASTM F1487-11  
Layout does not comply to CPSC



"Site representation is based upon estimated site dimension and cannot be used as an accurate way of determining site area"

© BigToys, Olympia, WA U.S.A. 1-866-814-8697

"The play area, including the recommended use zone, must be level to a maximum of 1% slope."

## Quote

# BigToys<sup>®</sup>

A PLAYCORE Company

Date: November 19, 2012  
From: Natalie Child  
To: Town of Acton Parks Department  
Attn: Catherine Fochtman  
Project: Goward Park  
Bill To Address: 472 Main Street, Acton, MA 01720  
Ship To Address: 472 Main Street  
Ship To State / Zip: MA 01720

1760 Barnes Blvd. DW  
Tumwater WA 98512  
866/814-8697  
fax: 360/528-8680

QUANTITY	ITEM #	DESCRIPTION	AMOUNT
1	Q9373M	MBT Custom Woodland	\$ 30,980.00
1	IS3-8G-3B211A	Inline Swing 3 Bay 8' 3B211A	\$ 3,700.00
4	MEC-002	Caregiver Bench	\$ 5,800.00
7	BTWM	Wear Mat (44" x 48")	\$ 1,015.00
1	MEC-670-10N	Bungalow, Accessible - Natural	\$ 14,430.00
1	Discount	FAC Contract Discount	\$ (2,796.25)
Subtotal			\$ 53,128.75
Freight			\$ (FOB Fort Payne, AL) 5,019.00
Subtotal Products			\$ 58,147.75
Subtotal			\$ 58,147.75
Estimated Tax			\$ -
Total			\$ 58,147.75

By: Natalie Child

Accepted By: \_\_\_\_\_

Date: \_\_\_\_\_

*Play equipment must be installed on level subgrade and over resilient safety surfacing per site requirements, National Playground Safety specifications and the Americans with Disabilities Act. Contact your local representative for specifics.*  
*Prices do not include surfacing material or installation of such material, delivery truck unloading, or site preparation.*  
*Prices good until December 1, 2012. Contact your local representative to request updated quotations.*



## Elephant Play / Climbinet

6780 P.E. Lamarche  
St-Léonard, Québec  
Canada H1P 1K1  
Tel : 1-877-854-3319  
Fax : (514) 852-1816  
[info@elephantplay.com](mailto:info@elephantplay.com)

## QUOTATION

Date	11/19/2012
From	Marie Cinq-Mars

<b>To</b>
Town of Acton Parks Department 472, Main Street Acton MA 01720  Att : Catherine Fochtman Tel : (978) 264-9608 Fax : ( )

<b>Project</b>
12-JP016g Goward Pk Acton Ma 01720

<b>F.O.B.</b>	<b>Delivery date</b>
Acton Ma 01720	6 - 8 weeks

Model #	Description	Qty	Unit	Amount
ERD820S	Rotating Dish (HGACBUY Pricing)	1	USD	8,726.00
FN1200	Net Climber (HGACBUY Pricing)	1	USD	17,910.00
SP	Bridge (HGACBUY Pricing)	1	USD	4,275.00
ES1000	Solo Arch Swing (HGACBUY Pricing)	1	USD	6,494.00
	<b>Subtotal</b>			<b>37,405.00</b>
				-
	<b>Subtotal</b>			<b>37,405.00</b>
	Handling and packaging (crate)			650.00
	Freight (Fuel surcharge not included)			625.00
	<b>Freight may change with important variation</b>			
	<b>Total</b>			<b>\$ 38,680.00</b>

### Please note :

This quote is valid for 60 days.  
Prices does not include installation.  
Extra charge for special services (power lift gate).  
Prices may change with important variation of currencies.

GST : 138790043RT0001

QST : 1016976080TQ0001

**From:** A M B M P S [mailto:mmcguffie@ambmps.com]  
**Sent:** Thursday, November 08, 2012 5:40 PM  
**To:** Catherine Fochtman; 'John LaRue'  
**Cc:** 'Robert Butler'; dlopez@nebmps.com; 'Michael McGuffie'  
**Subject:** Quote IPEMA Certified Engineered Wood Fiber Playground Safety Surfacing (PSS) delivered to the Goward Park Site..

**Catherine**

**Per the request of Mr. John Larue, below is a quote for IPEMA Certified Engineered Wood Fiber Playground Safety Surfacing (PSS) delivered to the Goward Park Site.**

**Based on your 7,663 sq ft area and a 12" compacted depth, you would need 379 cubic yards of Playground Safety Surfacing.**

**379 cubic yards of Playground Safety Surfacing would be \$23.91 / yd delivered.**

**Total for PSS is \$9061.89.**

**This is current pricing but I do not expect a significant charge in price for the spring of 2013 and it may even go down.**

**Please note our prices include everything, we have no additional charges for fuel or additional freight charges.**

**Also we can supply you with filter fabric ( 6ft \* 300ft / roll ) at \$99 per roll. You would need 5 rolls = \$495.**

**Our Playground Safety Surfacing is fully IPEMA Certified Engineered Wood Fiber and meets or exceeds CPSC, ASTM, and ADA Guidelines.**

**Importantly, our Playground Safety Surfacing has also been tested to and exceeds the ASTM F1951-09b wheel chair accessibility standard. The ADA law requires accessibility.**

**We look forward to supporting you.**

**Thank you for your consideration.**

**Michael McGuffie**

*Regards*

*Michael McGuffie*

**General Manager**

**American Playground Surfacing**

A Division of American Forest Products, LLC

[mmcguffie@ambmps.com](mailto:mmcguffie@ambmps.com)

**(860) 309-9901**

**Please note we have recently changed our name to "AMERICAN PLAYGROUND SURFACING" to better represent the level of service we are committed to providing.**



Deed:

Howard Field

Acton Agricultural Holding Company, a corporation duly established under the laws of the Commonwealth of Massachusetts, and having its usual place of business at Acton, Middlesex County, Massachusetts, for consideration paid grants to the Town of Acton, a municipal corporation located in said County and Commonwealth, with quitclaim covenants, the land with buildings thereon located in that part of the Town of Acton known as Acton Center, bounded and described as follows:

Beginning at a point on the Easterly side of Woodbury Lane at land now or formerly of William H. Kingsley, said line runs in two courses in an Easterly direction by land of said Kingsley and land now or formerly of George S. Braman to a stone bound one hundred and fifty-six (156) feet and two hundred fifty-one and 56/100 (251.56) feet respectively, totalling four hundred seven and 56/100 (407.56) feet; thence South 15° 45' East by land of said Braman to a stone bound one hundred and sixty-five (165) feet; thence South 1° 53' West by land now or formerly of Moses E. Taylor to a point at land of the Memorial Library one hundred and thirty-two (132) feet; thence South 72° 45' West by land of said Memorial Library one hundred sixty-one and 5/10 (161.5) feet to a stone bound at land of the Town of Acton, Town Common, so-called; thence by land of said Town of Acton North 45° 44' West to a stone bound forty-six and 60/100 (46.60) feet; thence Northerly by land now or formerly of John Downey and other land of the grantor to a stone bound one hundred ninety-nine and 5/10 (199.5) feet; thence Westerly by land of said grantor, said course being parallel to the line by land now or formerly of said Kingsley above mentioned to a stone bound on the Easterly side of said Woodbury Lane one hundred fifty-one and 5/10 (151.5) feet; thence by said Woodbury Lane to the point of beginning one hundred and five (105) feet.

Said land contains one and 69/100 (1.69) acres, more or less, according to the plan of land entitled "Land in Acton to be conveyed to the Town of Acton by the Acton Ag'l. Holding Co. Plan by Horace F. Tuttle Surveyor. Oct. 15 1944" to be recorded herewith.

But the same premises conveyed to said grantor by the Acton Agricultural Association, Inc. by deed dated April 12, 1930, and recorded with Middlesex South District Deeds, Book 5500, Page 223, and the Northerly portion of land conveyed by George A. Richardson to the grantor by deed dated April 1, 1929, and recorded with said Deeds, Book 5340, Page 46.

IN WITNESS WHEREOF the said Acton Agricultural Holding Company has caused its corporate seal to be hereunto affixed and these presents to be signed, acknowledged and delivered in its name and behalf by W. Stuart Allen, its Treasurer, hereunto



duly authorized this 26 day of October in the year one thousand nine hundred and forty-four.

Signed and sealed in presence of

James M. Koplin

ACTON AGRICULTURAL HOLDING COMPANY  
By

W. Stuart Allen  
Treasurer

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

West Concord November 27, 1944

Then personally appeared the above named W. Stuart Allen and acknowledged the foregoing instrument as Treasurer to be the free act and deed of said Acton Agricultural Holding Company, before me,

James M. Koplin  
Notary Public

My commission expires 7-21-51

Cambridge, Mass. Jan. 16, 1945

At 1 o'clock and 45 minutes P.M.

received and entered with Middlesex So.

Dist. Deeds, Book 6830 Page 13

Attest:

Thos. Leighton Reg.

CERTIFICATE OF VOTES

At a meeting of the stockholders of the Acton Agricultural Holding Company held on May 10, 1944, at which meeting there were present or represented all stockholders with voting power, to-wit, seventy-eight (78) shares of Class B stock, the following vote was unanimously passed:


"VOTED: To authorize the Directors to sell, transfer or convey any part or all of the real and personal property of the Acton Agricultural Holding Company, either at public or private sale, with or without consideration, to the Town of Acton, if said Town of Acton at its next annual meeting, to-wit, in March, 1945, or at a special Town Meeting called for that purpose, as provided in its Town Warrant containing an article to acquire, purchase or otherwise take possession of any part or all of said property, shall vote so to acquire or otherwise to take possession of such property; or to sell, transfer or convey any part or all of said property to any other person or corporation whether a stockholder, stranger or interested person in the affairs of the Acton Agricultural Holding Company who shall wish to buy said property, or any part thereof, for such consideration or considerations, as may be determined reasonable by the Board of Directors, or at public sale, and that the Treasurer of said corporation is hereby authorized to give a deed or deeds of a good marketable title to said property, affix the corporate name and seal and sign said instrument or instruments with the approval of the Board of Directors."

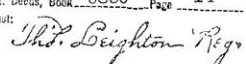
At a meeting of the Board of Directors of the Acton Agricultural Holding Company held on October 27, 1944, at which meeting a majority of said Directors were present, the following vote was passed:

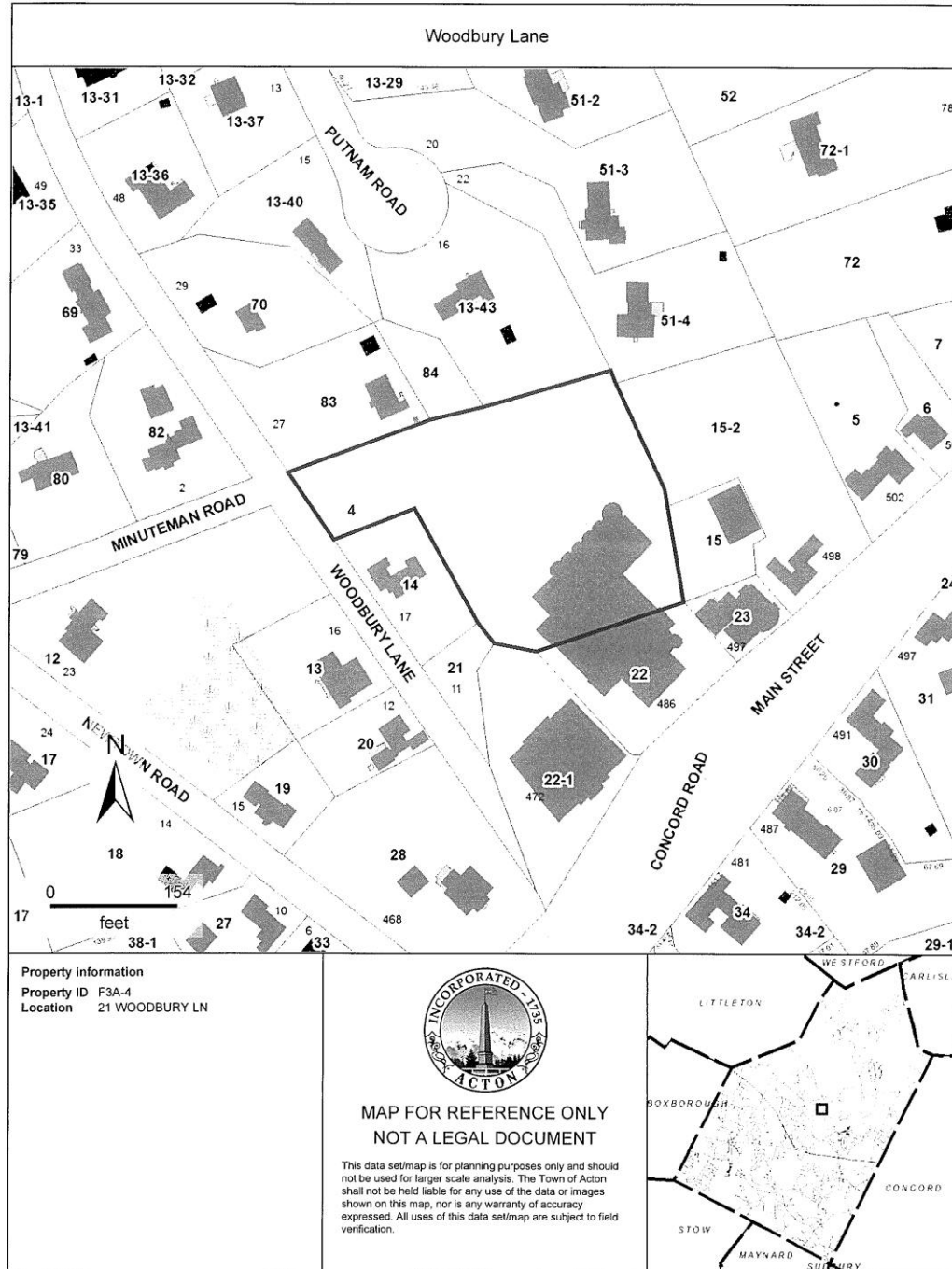
"VOTED: That the quitclaim deed dated *October 26* 1944, describing and conveying certain real estate, with buildings thereon, now owned by the Acton Agricultural Holding Company, to the Town of Acton, a municipal corporation, was read and approved and that the Treasurer of said corporation is hereby authorized to affix the corporate name and seal to said deed or to any other quitclaim deed to the Town of Acton describing said real estate, as set forth in said deed of *October 26*, 1944, and to sign same as the Treasurer of said corporation, and to do all other necessary and incidental acts relative thereto for the transfer of said real estate to said Town of Acton."

A true copy,

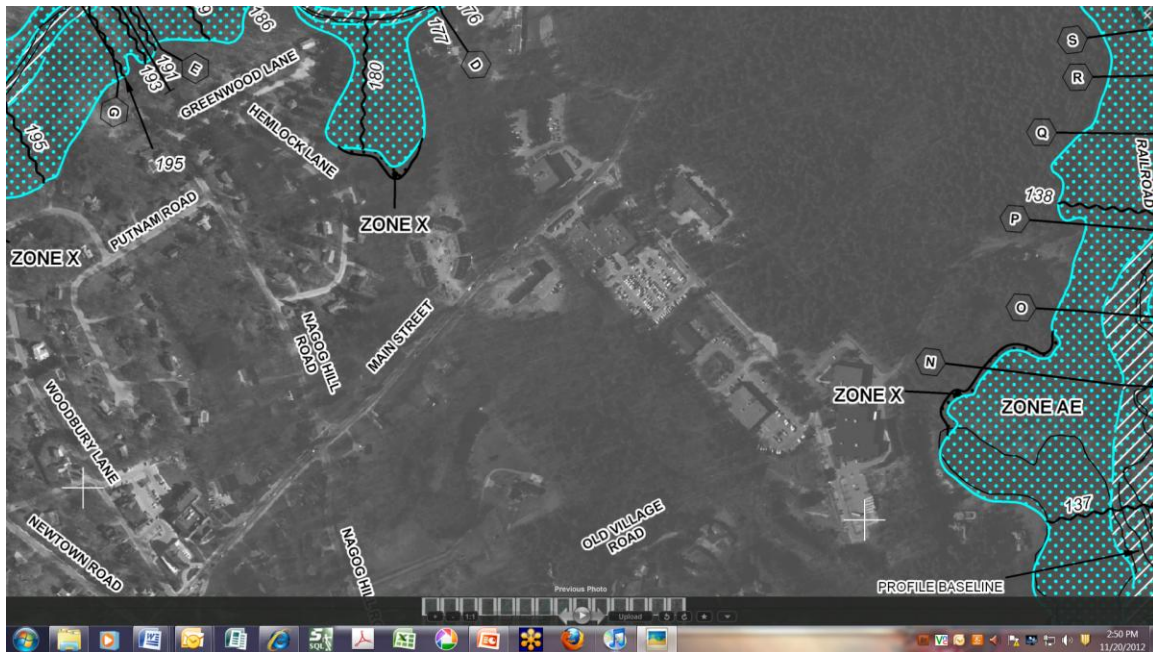
Attest:

  
Secretary

Cambridge, Mass. Jan. 18, 1945  
At 1 o'clock and 45 minutes P.M.  
received and entered with Middlesex So.  
Dist. Deeds, Book 6830 Page 14  
Attest:  
 J. P. Leighton Reg.



FEMA Flood Map 25017C0356E





# Field Card

Property Location: 21 WOODBURY LN  
 Vision ID: 4352  
 Account # 000F3A 00064 00000  
 MAP ID: F3/A 4/1/1  
 Bldg #: 1 of 1  
 Bldg Name:  
 Sec #: 1 of 1  
 Card 1 of 1  
 State Use: 9033  
 Print Date: 11/20/2012 11:25

CURRENT OWNER		TOPO.	UTILITIES	STRT/ROAD	LOCATION	CURRENT ASSESSMENT		
TOWN OF ACTON						Description	Code	Assessed Value
472 MAIN STREET						EXM LAND	9033	280,500
ACTON, MA 01720								280,500
Additional Owners:								
<b>SUPPLEMENTAL DATA</b> Other ID: 000F3A 00064 00000 SBU Ocr Perm Hist Dist Photo BStat Ward P.Plant# 22 OF 1945 Prec Lot# New Zone GIS ID: ASSOC PID#								
RECORD OF OWNERSHIP						BK-VOL/PAGE	SALE DATE	SALE PRICE V.C.
TOWN OF ACTON						06830/0013		0
PREVIOUS ASSESSMENTS (HISTORY)						Yr.	Code	Assessed Value
						2012	9033	280,500
						2011	9033	280,500
Total:						280,500	Total:	280,500
EXEMPTIONS						OTHER ASSESSMENTS		
Year	Type	Description	Amount	Code	Description	Number	Amount	Comm. Int.
Total:								
ASSESSING NEIGHBORHOOD						APPRaised VALUE SUMMARY		
NBHD SUB	NBHD NAME		STREET INDEX NAME		TRACING	BATCH		
0001A								
NOTES						Appraised Bldg. Value (Card) 0 Appraised XF (B) Value (Bldg) 0 Appraised OB (L) Value (Bldg) 0 Appraised Land Value (Bldg) 280,500 Special Land Value 0 Total Appraised Parcel Value 280,500 Valuation Method: C Adjustment: 0 Net Total Appraised Parcel Value 280,500		
BUILDING PERMIT RECORD						VISIT/CHANGE HISTORY		
Permit ID	Issue Date	Type	Description	Amount	Inst. Date	% Comp.	Date Comp.	Comments
						Date	Type	IS
						1/1/1988		LS
								00
						Measure+Listed		
LAND LINE VALUATION SECTION								
B Use	Use	Zone	D	Frontage	Depth	Units	Unit Price	L Factor
1	903Y PUB-SCHOOL MDL-0	R-2	2	105		73,616 SF	3.05	1.25
							6	1,000
							1.00	0.00
Total Card Land Units:						1.69 AC	Parcel Total Land Area: 73,616 SF	
Total Land Value:						280,500		

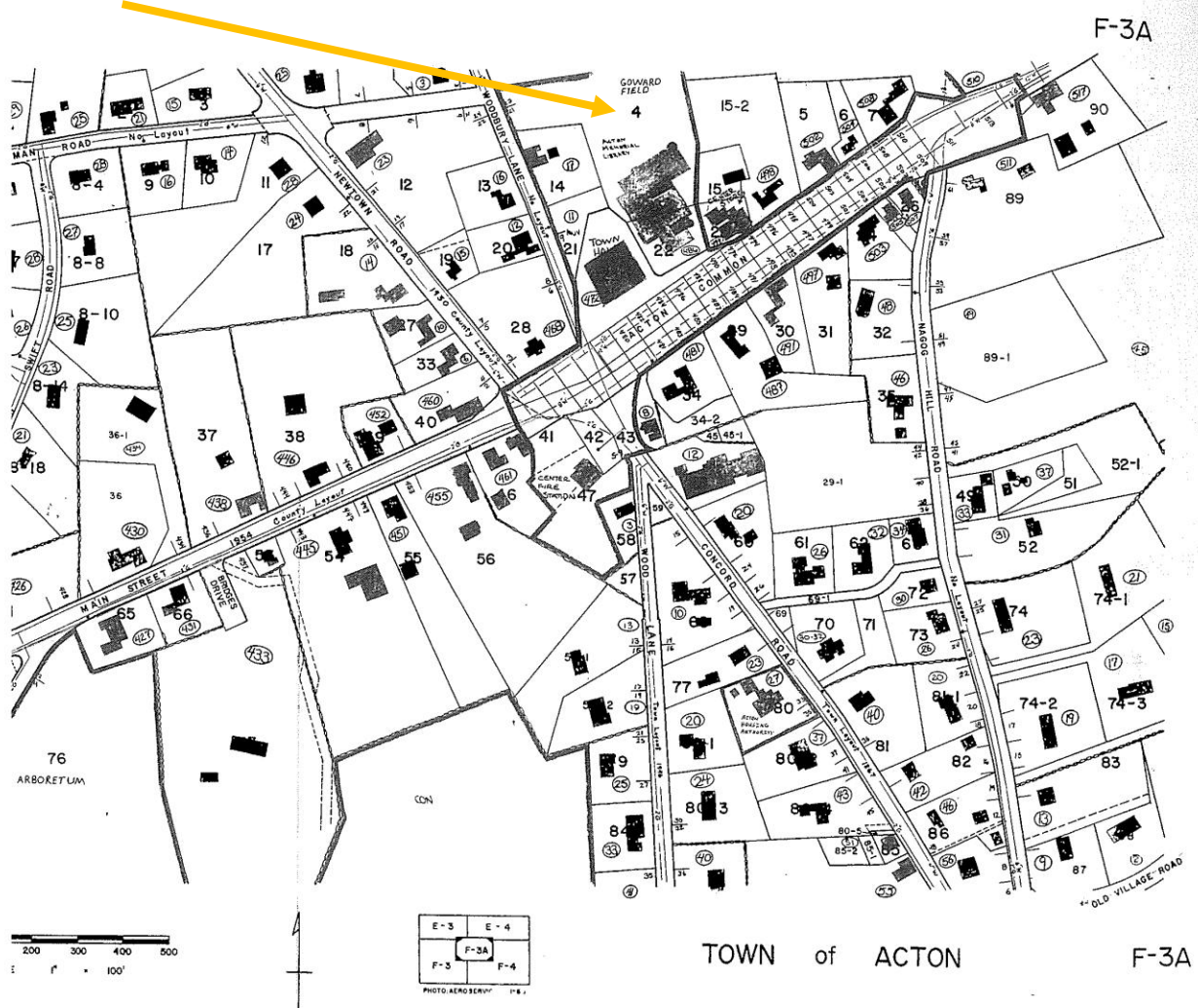
Property Location: 21 WOODBURY LN  
 Vision ID: 4352  
 Account # 000F3A 00064 00000  
 MAP ID: F3/A 4/1/1  
 Bldg #: 1 of 1  
 Bldg Name:  
 Sec #: 1 of 1  
 Card 1 of 1  
 State Use: 9033  
 Print Date: 11/20/2012 11:25

CONSTRUCTION DETAIL		CONSTRUCTION DETAIL (CONTINUED)	
Element	Ch. Description	Element	Ch. Description
Model	00 Vacant		
MIXED USE			
Code	Description	Percentage	
903Y	PUB-SCHOOL MDL-00	100	
COST/MARKET VALUATION			
Adj. Base Rate: 0.00			
Replace Cost			
AYB			
Dep Code			
Remodel Rating			
Year Remodeled			
Dep %			
Functional Obsolescence			
External Obsolescence			
Cost Trend Factor			
Condition			
% Complete			
Overall % Cond			
Apprais Val			
Dep % Ovr			
Dep Ovr Comment			
Misc Imp Ovr			
Misc Imp Ovr Comment			
Cost to Cure Ovr			
Cost to Cure Ovr Comment			
OB-OUTBUILDING & YARD ITEMS(I) / XF-BUILDING EXTRA FEATURES(B)			
Code	Description	Sub	Sub Description
BUILDING SUB-AREA SUMMARY SECTION			
Code	Description	Living Area	Gross Area
Total Gross Liv/Lease Area: 0			

No Photo On Record



# Town Atlas Map F-3A



# **TABLE OF STANDARD DIMENSIONAL REGULATIONS**

See also Special Provisions and Exceptions to Dimensional Regulations (Section 5.3), Transfer of Development Rights for special dimensional regulations affecting the LB, NAV and EAV Districts and certain land in the R-2, R-8 and R-10/8 Districts along and near Great Road (Section 5.4), Special Provisions for Village Districts (Section 5.5), Special Dimensional Requirements in the Groundwater Protection District (Section 4.3), Special Dimensional Regulations for Open Space Developments (OSD - Section 4.2), Planned Conservation Residential Communities (PCRC - Section 9), and Senior Residences (Section 9B).

The symbol "NR" on this Table indicates no specific minimum or maximum regulation.

DISTRICT	ZONING DISTRICTS	MINIMUM LOT AREA in sq. ft.	MINIMUM LOT FRONTAGE in feet	MINIMUM LOT WIDTH in feet	MINIMUM FRONT YARD in feet	MINIMUM SIDE & REAR YARD in feet	MINIMUM OPEN SPACE in percent	MAXIMUM FLOOR AREA RATIO	MAXIMUM HEIGHT in feet
RESIDENTIAL DISTRICTS	R-2	20,000	150	50	30	10	NR	NR	36
	R-4	40,000	175	50	45	20	NR	NR	36
	R-8	80,000	200	50	45	20	NR	NR	36
	R-8/4	80,000	200	50	45	20	NR	NR	36
	R-10	100,000	250	50	45	20	NR	NR	36
	R-10/8	100,000	250	50	45	20	NR	NR	36
	R-A	100,000	200	50	30	10 (3)	35%	NR	36
	R-AA	10,000	100	50	30	10	35%	NR	36
	VR	15,000	50	NR	10	10	20%	NR	36
VILLAGE DISTRICTS	EAV	NR	NR	NR	10 (10)	NR (1)	25%	0.20 (4)	36
	EAV-2	15,000	50	NR	10	10 (1)	35%	0.20 (4)	36
	NAV	10,000	100	50	10 (9)	10 (1)	35%	0.20 (4)	36
	SAV	NR	NR	NR	10 (10)	10	NR	0.20 (13)	36 (12)
	WAV	NR	NR	NR	5 (10)	NR (1)	NR	0.40 (11)	36 (12)
OFFICE DISTRICTS	OP-1	80,000	200	50	50	30 (7)	50%	0.20 (14)	36
	OP-2	80,000	200	50	50	30 (7)	50%	0.20 (16)	40
BUSINESS DISTRICTS	KC	10,000	100	50	30	NR (6)	NR	0.40 (15)	36
	LB	20,000	200	50	75 (5)	30 (6)	50%	0.20 (4)	36
	PM	10,000	100	50	30	20	35%	0.20	40
INDUSTRIAL DISTRICTS	GI	40,000	100	50	45	20 (2)	35%	0.20	40
	LI	80,000	200	50	50	30 (2)	35%	0.20	40
	LI-1	80,000	200	50	50	30 (2)	50%	0.20	40
	SM	40,000	100 (8)	50	50	30 (2)	35%	0.20 (18)	36 (18)
	TD	40,000	100	50	45	50 (2,17)	35%	0.20	40
SP. DISTRICT	ARC	NR	20	50	20	10	NR	NR	36

**TABLE OF PRINCIPAL USES**  
 PRINCIPAL USES listed in this Table are subject to provisions in corresponding Section 3.

	RESIDENTIAL DISTRICTS				VILLAGE DISTRICTS					OFFICE DISTRICTS		BUSINESS DISTRICTS			INDUSTRIAL DISTRICTS					SP. DIST.		
PRINCIPAL USES	R-2 R-4 R-8 R-8/4 R-10 R-10/8	R-A	R-AA	VR	EAV	EAV-2	NAV	SAV	WAV	OP-1	OP-2	KC	LB	PM	GI	LI	LI-1	SM(1)	TD	ARC	SITE PLAN	
3.5 BUSINESS USES (continued)																						
3.5.8 Bed & Breakfast	SPS	SPS	SPS	SPS	Y	SPS	Y	Y	Y	N	N	Y	Y	Y	N	N	N	N	N	N	R	
3.5.9 Lodge or Club	N	N	N	N	SPS	SPS	SPS	SPS	SPS	N	N	SPS	SPS	SPS	N	N	N	N	N	N	R	
3.5.10 Veterinary Care	N	N	N	SPS(8)	SPS	SPS	N	SPS	SPS	N	N	Y	Y	Y	Y	Y	Y	SPS	N	N	R	
3.5.11 Animal Boarding	N	N	N	N	N	N	N	N	N	N	N	N	SPS	SPS	SPS	SPS	SPS	SPS	N	N	R	
3.5.12 Services	N	N	N	Y(8)	Y	Y	Y	Y	Y	N	N	Y	Y	Y	N	N	N	N	N	N	R	
3.5.13 Repair Shop, Technical Shop, Studio	N	N	N	Y(8)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	R	
3.5.14 Building Trade Shop	N	N	N	N	N	Y	Y	Y	Y	Y	N	Y	Y	Y	Y	Y	Y	Y	Y	N	R	
3.5.15 Commercial Recreation (10)	N	N	N	N	SPS(11)	SPS	SPS	SPS	SPS	SPS	SPS	SPS	SPS	SPS	SPS	SPS	SPS	SPS	SPS	N	R	
3.5.16 Commercial Entertainment	N	N	N	N	Y	Y	N	SPS	SPS	N	N	SPS	SPS	SPS	N	N	N	N	N	N	R	
3.5.17 Golf Course In Residential Districts	SPP	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	NR	
Cross-Country Skiing in Residential Districts	SPP	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	NR	
3.5.19 Vehicle Service Station	N	N	N	N	N	N	N	N	N	N	N	SPS	Y	Y	N	N	N	N	N	N	R	
3.5.20 Vehicle Repair	N	N	N	N	N	N	N	N	SPS	N	N	SPS	Y	Y	N	Y	N	Y	N	N	R	
3.5.21 Vehicle Body Shop	N	N	N	N	N	N	N	N	N	N	N	N	Y	Y	N	Y	N	Y	N	N	R	
3.5.22 Vehicle Sale, Rental	N	N	N	N	N	N	N	N	N	N	N	N	Y	Y	N	N	N	N	N	N	R	
3.5.23 Parking Facility	N	N	N	N	N	N	Y	N	Y	N	N	Y	Y	Y	N	N	N	N	Y	N	R	
3.5.24 Transportation Services	N	N	N	N	N	N	N	N	N	N	SPS	N	N	Y	SPS	N	N	N	Y	N	R	
3.5.25 Adult Uses	N	N	N	N	N	N	N	N	N	SPS	N	N	N	N	N	N	N	N	SPS	N	R	
3.6 INDUSTRIAL USES																						
3.6.1 Warehouse	N	N	N	N	N	N	N	N	N	Y	Y	N	N	Y	Y	Y	Y	Y	Y	N	R	
3.6.2 Distribution Plant	N	N	N	N	N	N	N	N	N	N	SPS	N	N	SPS	N	N	N	N	SPS	N	R	
3.6.3 Manufacturing	N	N	N	N	N	N	N	N	SPS	SPS	Y	Y	SPS	N	Y	Y	Y	Y	Y	N	R	
3.6.4 Scientific	N	N	N	N	N	N	N	N	N	N	SPS	SPS	SPS	SPS	SPS	SPS	SPS	SPS	SPS	N	R	